



GAIL FARBER, Director

## COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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May 13, 2014

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

40 May 13, 2014

*Sachia C. Hamai*  
SACHIA HAMAI  
EXECUTIVE OFFICER

**FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS BOARD IN THE  
UNINCORPORATED AREAS OF HUNTINGTON PARK,  
LA PUENTE, AND LOS ANGELES  
(SUPERVISORIAL DISTRICT 1)  
(3 VOTES)**

**SUBJECT**

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

**IT IS RECOMMENDED THAT THE BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

2467 California Street, Huntington Park, California 90255  
3351 Floral Drive, Los Angeles, California 90063  
1572 North Herbert Avenue, Los Angeles, California 90063  
534 Ranlett Avenue, La Puente, California 91744

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1) and Integrated Services Delivery (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance. This action will also maximize opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

### **FISCAL IMPACT/FINANCING**

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner(s). Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, the Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to the Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of the substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

The Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before the Board.

ADDRESS: 2467 California Street, Los Angeles, Huntington Park 90255

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 16, 2014, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and overgrown vegetation and maintained cleared thereafter, (b) that by May 16, 2014, permits be obtained to repair structure to code, if cleanup order has been completed by compliance date, extend to June 16, 2014, and (c) that the structure be maintained secured to prevent unauthorized entry.

#### **List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards

of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. The building contains defective and inadequate floor supports or foundation systems.
3. The mudsill is defective and inadequate.
4. Portions of the interior and exterior walls are defective and inadequate.
5. The required heating system is defective, deteriorated and inadequate, noncomplying, and its use shall be immediately discontinued.
6. The electrical service system is noncomplying and potentially hazardous.
7. The potable water system of the dwelling is noncomplying.
8. The water heater, lavatory, bath facility, kitchen sink, laundry tray, and standpipe of the dwelling are noncomplying.
9. The building contains defective and noncomplying drain, waste, and vent systems.
10. Overgrown vegetation and weeds constituting an unsightly appearance.
11. Attractive nuisances in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.
12. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
13. Miscellaneous articles of personal property scattered about the premises.
14. Trash, junk, and debris scattered about the premises.
15. Garbage cans stored in front or side yards and visible from public streets.
16. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

Portions of the interior of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 3351 Floral Drive, Los Angeles, California 90063

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by May 16, 2014, permits be obtained and the garage be rebuilt to code or demolished and rebuilt to code if required. Demolition includes the removal of all foundations and slabs.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards

of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance.
3. Broken or discarded furniture in yard areas for unreasonable periods.
4. Trash scattered about the premises.
5. Garbage cans stored in front or side yards and visible from public streets.
6. Portion of the exterior walls are defective and deteriorated.
7. The building contains defective and deteriorated ceiling, roof supports, or systems.
8. The nonconforming detached garage is in a state of disrepair, hazardous, and shall be demolished.

ADDRESS: 1572 North Herbert Avenue, Los Angeles, California 90063

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 16, 2014, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and overgrown vegetation and maintained cleared thereafter, and (b) that the structure be maintained secured to prevent unauthorized entry.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded furniture in yard areas for unreasonable periods.
3. Trash, junk, and debris scattered about the premises.
4. Abandoned or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 534 Ranlett Avenue, La Puente, California 91744

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 16, 2014, the property be cleared of all trash, junk, debris, and overgrown vegetation and maintained cleared thereafter, (b) that by May 16, 2014, the wrecked, dismantled, and inoperable vehicles and parts thereof be removed and the property be maintained cleared thereafter, and (c) that the structure be maintained secured to prevent unauthorized entry.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards

of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. Overgrown vegetation and weeds constituting an unsightly appearance.
3. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstructs the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:DH:nm

c: Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office